



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN PLANNING COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**December 17, 2013
6:00 PM**

Planning Commissioners

Matt Spokely, Chairman
Roger Luebke
Fred Vitas
Nick Willick
Lisa Worthington

City Staff

Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ELECTION OF PLANNING COMMISSION OFFICERS

- A. Chair
- B. Vice Chair
- C. Traffic Committee Representative
- D. Traffic Committee Alternate

IV. APPROVAL OF MINUTES

March 19, 2013
April 2, 2013
December 3, 2013

V. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

VI. PUBLIC HEARING

- A. **TENTATIVE PARCEL MAP & TREE PERMIT – RIVERVIEW DRIVE (BUCKINGHAM/HOUSTON) - FILE LS 08-1 & 08-4.** The applicant requests approval of a Tentative Parcel Map to subdivide an approximate ±.48 acre parcel into two (2) parcels of approximately 10,482 and 10,241 square feet in the Single Family

Residential, Minimum Parcel Size 10,000 square foot (R-1-10) zone. The request also includes a Tree Permit (File TP 08-4) to address the removal of, and potential impacts to, several native trees.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Planning Commission Meetings
- C. Reports

VIII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

IX. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

X. ADJOURNMENT

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
March 19, 2013**

The regular session of the Auburn City Planning Commission was called to order on March 19, 2013, at 6:00 p.m. by Chairman Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkehan, Vitas, Willick, Worthington & Spokely

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

None

V. COMMISSION BUSINESS

A. Annual Planning Commission priorities list discussion (*Continued from the hearing of March 5, 2013*)

Chair Spokely prefaced that this item had been continued from a prior hearing due to a lack of quorum by the Commission.

Planner Murray reviewed the Commission's current priorities and summarized the Community Development Department's projects list.

The Commission expressed their interest in identifying issues that would be manageable and achievable, with involvement by the Commission and minimal impact on staff.

The Commission expressed its interest in reviewing and understanding the City's current standards and to then work with staff in the consideration of new guidelines and standards.

Director Wong informed the Commission that the City Council may be considering an update to the General Plan in the near future. He noted that a General Plan update would likely also address some of the items from the current projects list (e.g. trails master plan).

The Commission reviewed the tasks on the projects list and the merits of moving forward with different priorities. The Commission decided to replace their former priorities with two new items -- hillside development guidelines and landscape guidelines. The Commission noted that hillside guidelines would involve both grading and development guidelines and emphasize residential standards. The Commission indicated its intent for the landscape guidelines to focus on non-residential standards and include issues as tree palettes, water use efficiency, and LID (low impact development) principles.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong informed the Commission that April 8th City Council hearing will include the Planning Commission's priorities recommendations as well as four ordinance amendments (i.e. emergency shelters, reasonable accommodation, residential care facilities, and single-room occupancy units) and the nominating process for historic resources.

B. Future Planning Commission Meetings

Director Wong noted that the Commission will have a meeting on April 2, 2013.

C. Reports

None

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

Commissioner Worthington commented that the City will be featured in an upcoming Caltrans manual that provides guidance for main streets in Cities.

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

IX. ADJOURNMENT

The meeting adjourned at 7:27 p.m.

Respectfully submitted,

Reg Murray, Senior Planner

DRAFT

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
April 2, 2013**

The regular session of the Auburn City Planning Commission was called to order on April 2, 2013, at 6:42 p.m. by Chairman Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkehan, Vitas, Willick, Worthington & Spokely

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Planner Murray provided the Commission with revised minutes for the March 5, 2013 hearing, correcting several typos and errors.

The Commission approved the revised minutes for the March 5, 2013 hearing.

III. PUBLIC COMMENT

None

IV. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong informed the Commission that City Council will consider four ordinance amendments including emergency shelters, reasonable accommodation, residential care facilities, and single-room occupancy units. Council will also consider the Planning Commission priorities list.

B. Future Planning Commission Meetings

Director Wong commented that the Commission will meet on April 16, 2013 to consider a use permit for a beer tasting room at the airport.

C. Reports

None

V. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

VI. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

VII. ADJOURNMENT

The meeting adjourned at 6:48 p.m.

Respectfully submitted,

Reg Murray, Senior Planner

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
December 3, 2013**

The regular session of the Auburn City Planning Commission was called to order on November 5, 2013, at 7:21 p.m. by Vice Chair Worthington in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Luebkehan, Worthington & Spokely

COMMISSIONERS ABSENT: Vitas, Willick

STAFF PRESENT: Reg Murray, Senior Planner

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Minutes of June 4, 2013 and November 5, 2013 were approved as submitted.

III. PUBLIC COMMENT

None

IV. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

None

B. Future Planning Commission Meetings

Planner Murray stated that the Planning Commission will meet on December 17, 2013. He also noted that the Commission will likely review the Housing Element at their second hearing in January, 2014.

C. Reports

None

V. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

Commissioner Worthington commented about a new homeless shelter opening in Nevada County.

Commissioner Spokely noted that a similar type of homeless shelter might be starting up near the County offices at DeWitt Center.

Commissioner Worthington commented that the Mercy Senior Housing project, which provides affordable housing to low income seniors, is nearing completion.

VI. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

VII. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Respectfully submitted,

Reg Murray, Senior Planner



CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: December 17, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

**ITEM NO.
VI-A**

ITEM VI-A: TENTATIVE PARCEL MAP & TREE PERMIT – RIVERVIEW DRIVE (BUCKINGHAM/HOUSTON) - FILE LS 08-1 & TP 08-4.

REQUEST: The applicant requests approval of a Tentative Parcel Map to subdivide an approximate ± 4.8 acre parcel into two (2) parcels of approximately 10,482 and 10,241 square feet in the Single Family Residential, Minimum Parcel Size 10,000 square foot (R-1-10) zone. The request also includes a Tree Permit (File TP 08-4) to address the removal of, and potential impacts to, several native trees.

RECOMMENDED MOTION:

That the Planning Commission take the following action:

- A. Adopt Resolution No. 13-19 (**Exhibit A**) to approve the Buckingham/Houston Parcel Map and Tree Permit as presented, or as modified by the Planning Commission, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Parcel Map and Tree Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Parcel Map and Tree Permit as presented in the Staff Report; and,
 3. Approval of the Parcel Map and Tree Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

- B. Direct staff to amend Resolution No. 13-19 for denial of the Buckingham/Houston Parcel Map and Tree Permit, based upon substantial evidence in the public record, and provide it for the Planning Commission's consideration at the next Planning Commission meeting.

BACKGROUND:

Applicant: Lee Buckingham (530) 886-0750

Owner(s): Houston, Douglas D & Julianne M. Et Al.

Project Location: 160 & 170 Riverview Drive (**Attachments 1 & 2**)

Assessor's Parcel Number: 004-320-011

Lot Size: \pm .48 acres (20,724 square feet)

Project Site:

Zoning: R-1-10 (Single Family Residential, 10,000 sq. ft. min. lot size)
General Plan: ULDR (Urban Low Density Residential)
Existing Land Use: Single Family Residential

Surrounding Land Uses:

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Surrounding Zone Districts:

North:	R-1-10	South:	R-1-10/AR
East:	R-1-10/AR	West:	R-1-10

PROJECT DESCRIPTION:

The subject property is located at the end of Riverview Drive in the Single Family Residential, Minimum Parcel Size of 10,000 square feet (R-1-10) Zone (**Attachments 1 & 2**). The applicant requests approval of a Tentative Parcel Map to subdivide an existing \pm .48 acre (20,724 sq. ft.) parcel into two residential parcels identified as Parcel 1 – 10,482.5 square feet; and, Parcel 2 – 10,241 square feet (**Exhibit C**).

Riverview Drive is an approximate \pm 600 foot cul-de-sac built out with single family residential dwellings with R-1-10 designated properties on the west side of the street and larger Agricultural Residential (AR) Zoned properties along the east side. The project site is the last remaining vacant lot along the northern Riverview Drive cul-de-sac.

Riverview Drive is a 25 foot paved public roadway with approximate 10 foot gravel shoulders on both sides of the street, within a 50 foot right-of-way. Riverview Drive is without curb, gutter and sidewalk for its entire length.

The property frontage is not improved. Existing sewer, water, and electric exist on the subject \pm 26,910 (\pm .48 acres) square foot property and will be relocated and/or upgraded to serve the proposed development.

The property slopes from front to back with an approximate \pm 15 foot grade variation from Riverview Drive to the rear (southwest corner) of the property. The property also slopes from north to south with an approximate \pm 7 foot grade variation.

No development of the individual parcels is anticipated at this time. Subsequent purchasers of the lots would construct single family dwellings. Consequently, other than the frontage improvements required of Public Works, site specific lot improvements are not known at this time.

ANALYSIS

Access – As noted, Riverview Drive is an approximate 25 foot paved roadway, within a ± 50 foot right of way; and 10 foot gravel shoulder on each side. Curb, gutter and sidewalk have not been constructed on either side of the Riverview Drive for approximately 2,900 feet of frontage. The area consists of 60 lots, starting north from the cul-de-sac to south to Mary Jane Ct./Vista Del Lago. The nearest sidewalk is to the west and south of the project site. To the west, the nearest curb, gutter and sidewalk is approximately ± 575 feet from Riverview Drive at the corner of north McDaniel and Skyridge Drive. To the south, the nearest curb, gutter and sidewalk is on the opposite side of the street approximately 1,300 feet from the project site along Riverview Drive, at the junction of Mary Jane Ct. and Vista Del Lago. Accordingly, Public Works did not condition the Parcel Map to require the installation of curb, gutter and sidewalk along the property frontage.

Connections to the public way require an Encroachment Permit as required of Public Works Condition of Approval No. 17.

Public Works Condition of Approval 18 requires the applicant to construct frontage improvements to facilitate drainage between the existing edge of pavement and property improvements (i.e. similar to property across the street). Public Works Condition of Approval 19 also requires individual lot purchasers to submit a drainage analysis concurrently with grading plan submittal.

Drainage & Grading - The site slopes from front to back with minor grading will be required for the installation of the driveway improvements; however, those improvements will not require significant grading that may disrupt or otherwise alter the natural drainage of the site.

Services - **Sewer** - Sewer service is provided by the City. The developer will be required to connect to the existing sanitary sewer line on Riverview Drive. The developer will also be required to pay the appropriate sewer connection fee.

Water - Water service will be provided by the Placer County Water Agency (PCWA). Water is currently available to the subject property by a meter connected to the Agency's treated water main in Riverview Drive. Prior to the issuance of a building permit, a will serve letter shall be required from PCWA in accordance with Condition of Approval No. 43.

Gas/Electric - Pacific Gas & Electric (PG&E) provides gas and electric service to the site. The electric service provided by an existing power pole located on the Riverview Drive property frontage. All site specific infrastructure shall be placed under ground in accordance with Condition of Approval 44.

Tree Permit

North Fork Associates prepared an arborist report dated November 11, 2008 for the project. According to the arborist report, a total of 38 protected trees were evaluated within the subject site. Of these 38 trees, the majority of trees (66%) were assessed to be in fair health and have fair structure. In regards to health and vigor, three (8%) were rated as poor, eight (21%) were rated

as fair to poor, and twenty-seven (71%) were rated as fair. In regards to structure, two (5%) were rated as poor, nine (24%) were rated as fair to poor, and twenty seven (71%) were rated as fair.

In accordance with Tree Permit Conditions of Approval, subsequent applicants will be required to prepare an updated arborist report and mitigate for the loss of trees, based upon their respective plans.

General Plan & Zoning Consistency -

The subject property is designated Urban Low Density Residential (ULDR) by the City of Auburn General Plan. The proposal is consistent with the Urban Low Density Residential designation. The proposal is also consistent with the following General Plan goals, policies, and objectives:

- Land Use Goal 5: Establish a variety of residential densities which will provide for different housing types and levels of cost.
- Housing Goal 1: Provide a range of housing choices that meet the needs of all Auburn residents in terms of type, density and cost.
- Housing Policy 1.1: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected growth in number of households.
- Housing Policy 1.4: The City shall identify areas where infrastructure exists or is proposed to support residential developments.

Development Standards - The zoning for the property is Residential, Single Family, Minimum Parcel Size 10,000 square feet. The residential development standards identified in the Auburn Zoning Ordinance for the R-1-10 zone district are as follows:

STANDARD	REQUIREMENT
Lot Size	10,000 s.f. min.
Lot Width	50' min
Front Setback	20' min.
Side Setback (1-story)	5' min.
Side Setback (2-story)	7.5' min.
Rear Setback	20' min.
Building Height	30' max.
Lot Coverage	35% max.
Parking	2 spaces/unit

The proposed lots are ±10,482 and ±10,241 square feet respectively which complies with the development standards noted above.

ENVIRONMENTAL DETERMINATION:

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Categorically Exempt under Section 15315 (Minor Land Divisions).

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photo
3. Site Photographs

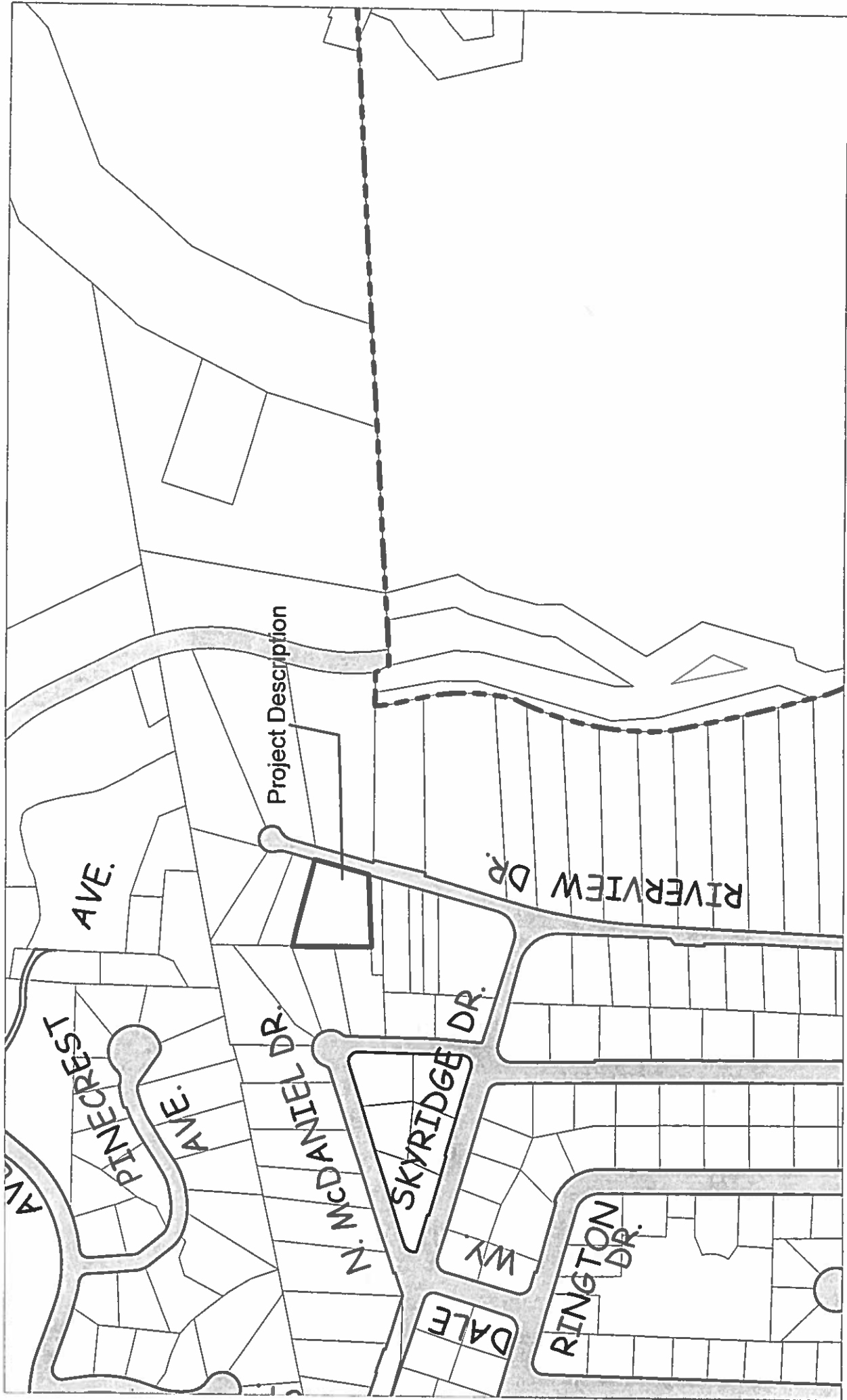
EXHIBITS:

- A. Resolution No. 13-19 with Findings and Conditions of Approval
- B. Arborist Report Prepared by Northfork Associates dated November 11, 2008
- C. Tentative Parcel Map



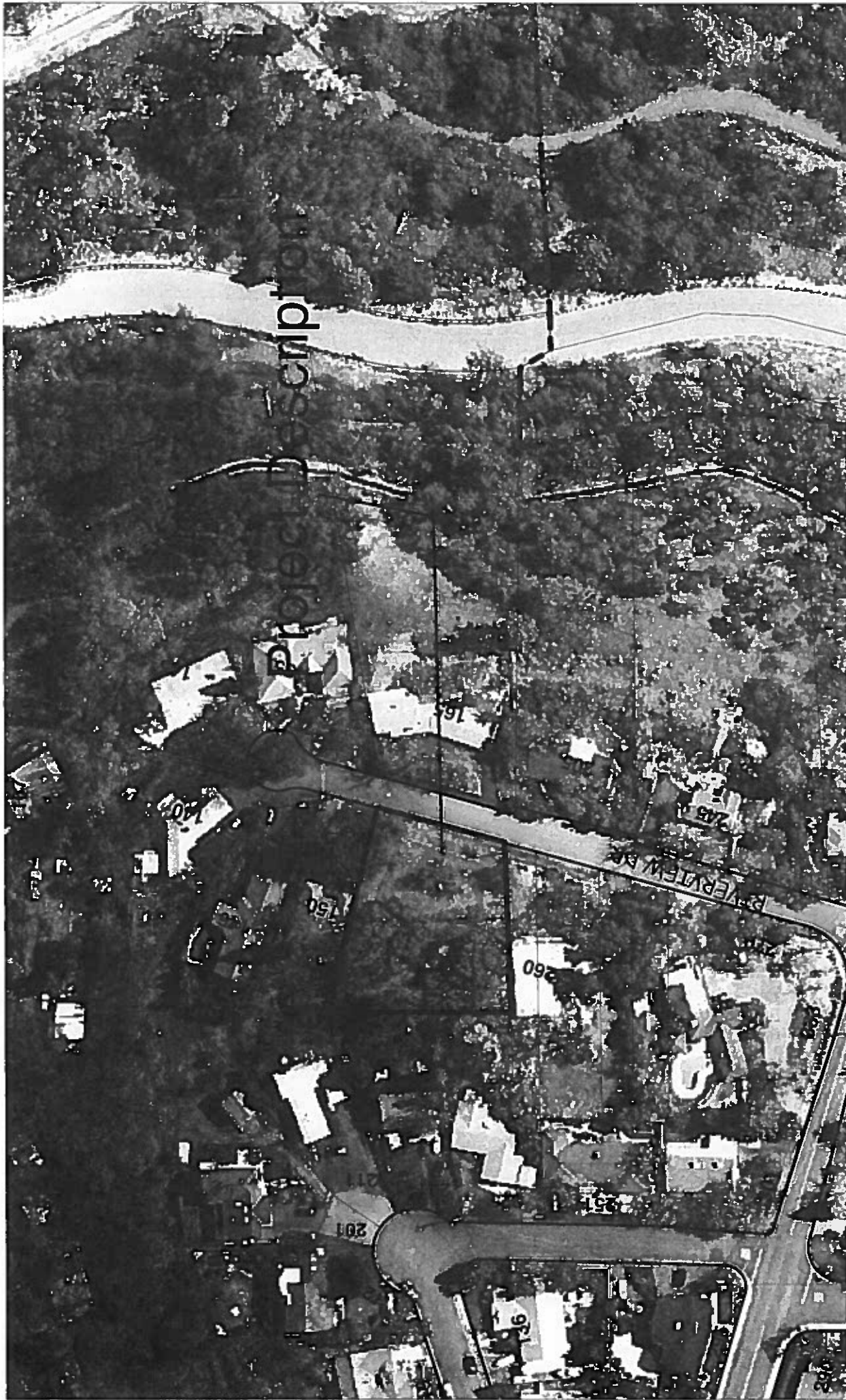
ATTACHMENTS

Buckingham/Houston Parcel Map



ATTACHMENT 1

Buckingham/Houston Parcel Map

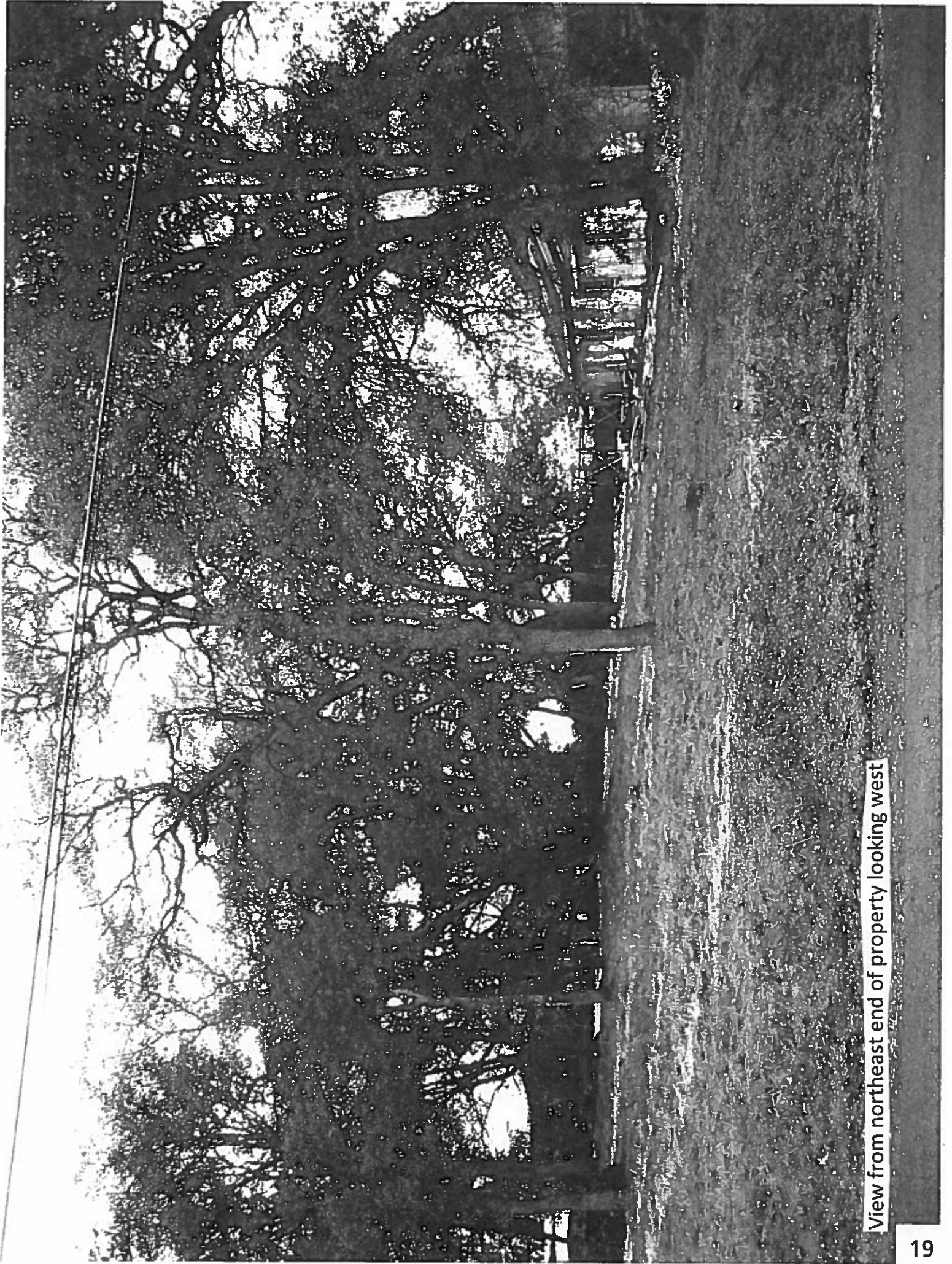


ATTACHMENT 2



View from southeast end of property looking west

ATTACHMENT 3



View from northeast end of property looking west



View from southeast end of property looking north

EXHIBITS



EXHIBIT A

PLANNING COMMISSION RESOLUTION NO. 13-19 BUCKINGHAM-HOUSTON PARCEL MAP & TREE PERMIT (FILES LS 08-2; TP 08-4)

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of December 17, 2013, to consider a request for a Tentative Parcel Map (File LS 08-1) to subdivide an approximate half acre parcel located at 160 & 170 Riverview Drive into two (2) lots of 10,482 and 10,241 square feet in the Single Family Residential, Minimum Parcel Size of 10,000 square feet Zone. The request also includes a Tree Permit (File TP 08-4) to address the removal of, and potential impacts to, several native trees.

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the December 17, 2013 meeting.
2. Tentative parcel map and Arborist Report submitted by the applicant.
3. Staff presentation at the public hearing held on December 17, 2013.
4. Public comments, written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Subdivision Ordinance, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all of the foregoing evidence, the City of Auburn Planning Commission finds the following:

The findings of fact for the Buckingham-Houston Tentative Parcel Map (File LS 08-1) are:

1. The proposed subdivision is consistent with the Auburn General Plan.
2. The design or improvement of the proposed subdivision is consistent with the objectives, policies, general land uses, and programs specified in the Auburn General Plan.
3. The site is physically suitable for the proposed development.
4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or improvements is not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The findings of fact for the Tree Permit (File TP 08-4) are:

1. Approval of the tree permit will not be detrimental to the public health, safety, or welfare;
2. Approval of the tree permit is consistent with the provisions of this chapter; and
3. Measures have been incorporated in the project or the permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends adoption of the Categorical Exemption prepared for the Buckingham-Houston Tentative Parcel Map and Tree Permit.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves the Buckingham-Houston Tentative Parcel Map and Tree Permit at 160 & 170 Riverview Drive (Files LS 08-1; TP 08-4), subject to the following conditions:

A. TENTATIVE PARCEL MAP (FILE # LS 08-1)

1. This project is approved as shown in **Exhibits B & C** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director and the Director of Public Works.
2. The approval date for this project is **December 17, 2013**. This project is approved for a period of three (3) years and shall expire on **December 17, 2016** unless the project has been effectuated or the applicant requests a time extension that is approved by the Auburn Planning Commission pursuant to the Municipal Code.
3. Proposed retaining walls for the project shall be constructed using appropriate material (i.e. earth-tone colored split face or keystone block; rockery wall; or other decorative wall). All proposed walls and fencing shall be shown on the improvement plans. Colors and materials for all walls and fencing shall be subject to review and approval by the Community Development Department.
4. The following conditions relating to the development and maintenance of this parcel map shall apply to this project. These measures shall be included as a note on the parcel map, recorded on the deed for each affected lot, and disclosed to future property owners by any other appropriate measures as deemed necessary.
 - a. All development shall comply with the conditions of Tree Permit 08-4.
 - b. Prior to the issuance of a certificate of occupancy, the developer shall have planted a minimum of two 15-gallon trees. At least one of the trees shall be within the front yard.
 - c. All new residential dwellings shall comply with the standards of the Personal Security Ordinance of the Auburn Municipal Code, including house numbering.
 - d. Any burning activities to destroy debris or slash shall be in strict compliance with City of Auburn Code requirements and shall require prior authorization from the

Auburn Fire Department and if necessary, the Placer County Air Pollution Control District.

- e. Future construction of single-family residences shall be limited to stem wall construction to minimize grading.
 - f. Future construction of single-family residences and accessory structures shall be subject to the requirements of the Uniform Building Code, Fire Code, and City Zoning Ordinance.
 - g. Future construction of single-family residences shall comply with Fire Conditions C 1-29, (as applicable).
 - h. Prior to issuance of building permits:
 - i. The builder shall pay applicable Placer Union High School District fees and shall provide certification of said payment to the Building Department.
 - ii. The builder shall pay applicable fees to the Auburn Union School District and shall provide certification of said payment to the Building Department.
 - iii. The developer shall pay the appropriate City of Auburn Facilities and Equipment Program fee.
 - iv. The developer shall pay the appropriate Placer County Facilities fee.
5. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. PUBLIC WORKS DEPARTMENT

These conditions shall apply as applicable.

Grading

1. A geotechnical report shall be required which shall determine soil characteristics and provide engineering design parameters for building pads.

2. The applicant shall submit and obtain approval of a grading plan, which contains the requirements of Title 15, Chapter 155 of the Auburn Municipal Code. Grading will not be permitted prior to approval of the grading plans and issuance of a grading permit as specified in the Auburn Municipal Code. Securities for grading, erosion control, winterization operations and site restoration and any necessary inspection fees shall be posted prior to permit issuance.
3. An erosion and sediment control plan shall accompany the grading plan and shall include, but not be limited to, the following:
 - a. All disturbed soil surfaces, including graded areas, cuts and fills, shall be stabilized and re-vegetated before October 15 of each year.
 - b. Sediment traps and catchment basins shall be installed prior to October 15 of each year.
 - c. Drainage and storm water runoff control systems and their components shall be designed to fit the hydraulic conditions of the full development and have full flow capacity plus an adequate factor of safety.
 - d. Drainage and storm water runoff control systems and their components shall be designed and constructed to minimize erosion.
 - e. Straw bale dikes or filter fabric barriers shall be located downslope of all disturbed areas. These barriers shall be constructed prior to any site grading and shall remain in place and be maintained until the project landscaping or other improvements are established.
 - f. Topsoil may be stockpiled on site and reused for landscaped areas. Stockpiles shall be stabilized during the rainy season (October 15 to May 1) in accordance with the aforementioned criteria.
4. If construction includes blasting or the use of controlled explosives, the grading contractor and the developer shall comply with all conditions of the Public Works Department, which includes, but are not limited to, the following:
 - a. Make all test hole logs available to road and underground contractors.
 - b. Require that the blasting contractor be licensed, bonded and insured.
 - c. Have the contractor visit neighbors personally to inform them of the estimated schedule for blasting and to explain the warning signals.
 - d. Insure that the conventional OSHA signals for blasting are followed prior to and while firing each shot, with a sufficient air whistle that can be heard for a minimum of 2,000 feet.
 - e. Set signs indicating a blasting area on nearby streets. Flagmen shall be used.
 - f. Cover shallow shots on exposed rock with soil and/or a blasting mat to mitigate flying rock. Soil should be free of round boulders or cobbles.
 - g. A pre-blast survey of all surrounding structures and facilities shall be prepared along with a blasting program including blast peak velocity limits at various points for the blasting required to create roads and major utility lines. The blasting program and pre-blast survey shall be kept on file with the Police Department. Blasting operations shall be coordinated with the Fire Department.

- h. The contractor must secure a valid blasting permit from the Auburn Police Department prior to using explosives.
- 5. Dust control specifications shall be included on the site improvement plans to minimize dust nuisance during construction.
- 6. If artifacts, exotic rock or unusual amounts of shell or bone are uncovered during the construction of any improvements, work shall stop in that area immediately and a qualified cultural resource specialist shall be contracted to evaluate the deposit. If bone is found that may be human, state law requires the same actions plus notifying the County Coroner and the Native American Heritage Commission, Sacramento.
- 7. All construction activities shall be limited to the hours allowed by Title 9, Chapter 93 of the Auburn Municipal Code.
 - a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. For the period of June 1 through September 30 of each year, the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - iii. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
 - b. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - i. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - ii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
- 8. All driveways in cut slopes exceeding three (3') feet in height shall be shown on the rough grading and site improvement plans.
- 9. The design of driveways with slopes over 15% or for any lot which has a difference in elevation greater than three (3') feet between top of cut or toe of fill and edge of pavement shall be shown on the site improvement plans. Rough grading of driveways shall be completed with the public improvements.
- 10. The applicant shall re-vegetate cut and fill areas as soon as possible using native seed mixes and compatible plantings as specified by the Public Works Department and Soil Conservation Service.
- 11. The applicant shall conduct all soil stabilization activities pursuant to Public Works Department and Soil Conservation Service practices and techniques. Stabilization details shall be shown on the improvement plans for temporary and permanent conditions.

12. The proposed contour information submitted with the Tentative Parcel Map is not approved at this time. The final slopes and grades will be reviewed with the improvement plans.
13. The design for any retaining walls necessary within the public right-of-way shall be shown on the improvement plans. All exposed portions of the retaining wall shall be constructed of split face, slump stone or other decorative block. Colors and materials shall be subject to the approval of the Director of Public Works and the Community Development Director.
14. Specific details for cut and fill slopes, open ditches and erosion control have not been reviewed in detail at this time and will be reviewed at the time of improvement plan submittal.
15. The applicant shall submit a Storm Water Construction Notice of Intent (NOI) for coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities, with the California Regional Water Quality Control Board, Central Valley Region prior to issuance of the Grading Permit.

Streets

16. Valley gutters shall not be utilized in the public right of way.
17. All improvements in the City right-of-way shall be done under an encroachment permit issued by the Public Works Department. Trenches shall be backfilled for inspection and approval by the Public Works Department.
18. The applicant shall construct frontage improvements to facilitate drainage between the existing edge of pavement and the property improvements to the satisfaction of the Public Works Department. Improvements may include an asphalt drainage swale. If frontage improvements are not constructed prior to filing of the Parcel Map, security shall be posted for faithful performance and labor and materials.

Storm Drainage

19. At the time the applicant submits grading plans, the applicant shall provide a drainage plan and study, in accordance with the Placer County Flood Control and Water Conservations Districts Stormwater Management Manual which determines increases in runoff resulting from a 100 year storm and a 10 year storm. The increased runoff shall be mitigated as required by the Public Works Department.
20. The drainage plan shall include ditches or swales as required by the Public Works Department to minimize cross lot drainage. Ditches or swales shall be rock-lined, gunite-lined, and/or the use of Enkamat or approved equivalent.

21. With submittal of the grading plans, a drainage report shall be submitted to address the on-site and off-site drainage. This analysis shall include provisions for mitigating off-site runoff as determined by the Public Works Department.
22. The applicant shall be responsible for acquisition of all storm drain easements from adjacent property owners that are required for the construction and maintenance of perimeter and off-site drainage improvements.
23. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the Public Works Department.
24. The applicant shall use Best Management Practices (BMP's) for the capture of oil and petroleum products from the driveways areas. These BMP's shall be subject to Public Works Department approval.

Sanitary Sewer

25. Any existing well(s) and septic system(s) on the project site shall be abandoned in accordance with the requirements of the Placer County Division of Environmental Health. A letter from the Placer County Division of Environmental Health shall be submitted prior to the filing of the Parcel Map certifying that all requirements have been met.
26. Prior to issuance of building permits the capacity of the sanitary sewer collection system and treatment plant shall be reviewed and approved by the Public Works Department.
27. Necessary sewer line extension(s) shall be the responsibility of the applicant. The applicant shall be required to install and construct all necessary sewer line(s); lift stations and/or force main extensions as needed to meet City requirements.
28. All sanitary sewer mains and laterals shall be constructed in accordance with Public Works Department requirements.
29. The applicant shall obtain an encroachment permit for construction of the sewer laterals. Trenches shall be backfilled for inspection and approval by the Public Works Department.
30. Sanitary sewer easements shall be approved prior to the filing of the Parcel Map.
31. The design and construction of the sewer service laterals and tie-ins shall occur prior to the filing of the Parcel Map. If sanitary sewer improvements are not constructed prior to the filing of the Parcel Map, security shall be posted for faithful performance and labor and materials.

32. Prior to the filing of the Parcel Map, the applicant shall pay all appropriate sewer connection fees for the lots.
33. All sanitary sewer mains shall be constructed with a minimum 8-inch diameter pipe with 4-inch laterals.

Parcel Map

34. A title report, issued within the previous six months, shall be submitted with four (4) parcel map check prints.
35. The title report shall include the entire legal boundary of property being divided.
36. Closure calculations shall be provided at the time of initial parcel map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation printout. Additionally, the area of each lot shall be shown on the parcel map.
37. Appropriate easements shall be required for City-maintained facilities located outside of City-owned property or the public right-of-way.
38. Easements and other public rights-of-way within and outside the project that are necessary to serve the project (as determined by the City) shall be dedicated to the City.
39. The applicant shall provide the following easements/dedications on the Parcel Map:
 - a. Public utility easements as required by all serving utilities.
 - b. Multipurpose easements (12.5 feet adjacent to all roadways).
 - c. All applicable slope, drainage and special purpose easements that are required for this development and located outside the roadway easements.
40. The parcel map shall be prepared in accordance with the Subdivision Map Act and local ordinances.
41. Prior to approval and filing of the Parcel Map:
 - a. Site improvement plans for frontage improvements and sewer lateral tie-ins with cost estimates shall be submitted to the Director of Public Works for review and approval. If site improvements are not constructed prior to filing of the Parcel Map, security shall be posted for faithful performance and labor and materials.
 - b. The applicant shall contribute appropriate per lot fees to the City of Auburn Recreation District improvement fund.

General

42. Prior to approval of the Parcel Map, the applicant shall obtain a letter from the U.S. Postal Service indicating approval of mail box location(s).
43. Prior to approval of the Parcel Map, the applicant shall provide will-serve letters from the following agencies/service providers to the Public Works Department and comply with their requirements:
 - a. AT&T
 - b. Pacific Gas & Electric Company
 - c. Placer County Water Agency
 - d. Auburn Placer Disposal
 - e. Wave Broadband (Cable)
 - f. Auburn Union School District
 - g. Placer Union High School District
44. All overhead utility lines serving the project shall be placed underground as required by Title XV, Chapter 160 of the City of Auburn Municipal Code.
45. All improvements shall be designed and constructed to current City of Auburn Standards.
46. The applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.
47. At the time of submittal of the original Parcel Map for Council Approval a digital copy of the map shall be submitted to the Public Works Department. The electronic version shall be in an AutoCAD drawing format.

C. FIRE DEPARTMENT

1. Plans shall be submitted to the Fire Department for approval prior to any work on the project.
2. All applicable Fire Department fees and permits are to be paid in full as a condition of approval.
3. Existing public streets and operating water systems will be accepted for this development. Any additional application of streets or water system(s) needs to meet current conditions as set forth.

Access to Structures

4. Access roadways shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure. Where an access roadway cannot be provided, approved fire protection system or systems may be required and approved by the Fire Department.

5. Fire access roads and driveways shall be designed to provide an all weather driving surface. The access road or driveway shall be constructed to the following requirements subject to the approval of the Public Works Department:
- a. Grades shall not exceed 15% except upon review and approval by the Fire and Public Works Departments.
 - b. Private roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes providing two-way traffic flow with no parking serving no more than four (4) single family residences.
 - c. Driveways shall provide a minimum 12-foot traffic lane to a single parcel and no more than two (2) single family residences.
 - d. At least 15 ft. of vertical clearance shall be provided over the width of the roads, driveways, and other means of vehicular access.
 - e. Flammable vegetation shall be removed for a distance of ten (10) feet on each side of a road or driveway.
 - f. A turnaround shall be provided at all building sites with roadways and driveways that exceed 150 feet in length and shall be within 50 feet of the building.
 - g. Driveways exceeding 150 feet in length, but not more than 300 feet in length, shall provide a turnout at the 150 foot midpoint. For driveways exceeding 300 feet in length, a turnout shall be provided at midpoint and or no greater than 300-foot intervals apart.

Parking/Fire Lanes

6. "No Parking" signs or other designation indicating that parking is prohibited shall be provided at all normal and emergency access points in and around structures.
7. All improvements, including paving and maintenance of restricted access ways, shall be performed to the satisfaction of the Fire Department and the Director of Public Works. Access shall be continuously maintained during the building construction period and required fire lanes shall be maintained in an unobstructed manner and subject to inspection by the Fire Department. The Fire Department may cause the removal of obstructions at the owner's expense.

Signs and Addresses

8. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance that exceeds 150 feet in length and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.
9. Size of letters, numbers and symbols for addresses shall be a minimum 3-inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign. All residential dwellings shall comply with the standards of the Personal Security

Ordinance of the Auburn Municipal Code, including house numbering. If there is a conflict between the requirements, the more restrictive shall apply.

Water Supply

10. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the City of Auburn. When any portion of the facility or building being protected is in excess of 300 feet (300') from a water supply on a public street (as measured by an approved route around the exterior of the facility or building) the property shall provide on-site fire hydrants and mains capable of supplying the required fire flow.
11. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
12. Water flow information shall be verified through Placer County Water Agency.
13. Water supply mains for fire protection systems shall be installed in accordance with the requirements of the Placer County Water Agency and the current NFPA Standard 24.

Fire Flow Requirements

14. The minimum fire flow requirements shall comply with the Uniform Fire Code.

Fire Hydrants

15. The provision of Fire Hydrants shall comply with the following standards:
 - a. Fire Details for "Water Supply and Fire Hydrants" shall be provided with the improvement plans and shall be completed prior to acceptance of the subdivision improvements by the City.
 - b. Hydrant spacing shall be 300 feet (300').
 - c. When hydrants are required, minimum driveway/road widths shall be 26 feet (26') for a linear distance of 25 feet on both sides of the hydrant.
 - d. All hydrants shall be equipped with a shut-off valve (gate) within 25 feet (25') of the hydrant.
 - e. Hydrant shall be clearly identified with a blue reflective marker located 6 to 8 (6" to 8") inches from center of street toward hydrant.
 - f. Hydrant shall have a minimum of one 4-1/2 inch discharge port and two 2-1/2 inch discharge ports. Each discharge port shall face traffic lane unless otherwise specified.
 - g. The center of the 4-1/2 inch discharge port shall not be lower than 18 inches or higher than 30 inches above final grade.
 - h. A concrete splash pad is required and shall be 3 feet by 3 feet square.

- i. Curbs in front of hydrant shall be painted red 7 feet 6 inches each side from center of hydrant.

Requirements for Buildings and Structures

16. Prior to issuance of building permits for any structure or building, the Fire Department shall review the proposed plans for compliance with applicable Fire Codes and requirements for this subdivision. A scale drawing of the site's surrounding area showing streets, access points, water supply sources, and other items of fire suppression interest shall be submitted to the Fire Department.
17. Landscaping or other obstructions shall not be placed around structures in a manner so as to impair or impede accessibility for fire fighting and rescue operations.
18. The location of structures and access to each structure shall be approved by the Fire Department before permits for construction are issued.
19. Automatic fire extinguishing systems shall be required as required by the International Residential Code cannot be met. Approved automatic sprinkler systems shall be required as set forth in NFPA 13, NFPA 13D, or NFPA 13R, as applicable.
20. An approved single station smoke detector(s) or an approved automatic detection system shall be installed in each dwelling unit in accordance with NFPA 74, Standard for the Installation, Maintenance, and Use of Household Fire Warning Equipment.

Vegetation Management Plan

21. A vegetation management plan shall be submitted for review and approval by the Fire Department along with building plans for each proposed residence for the subdivision. This plan shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. The vegetation management plan shall include:
 - a. A copy of the site plan, showing the location of the proposed building(s).
 - b. Any and all fuel modifications that may include: the removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the pruning of live trees.
 - c. A maintenance component shall be included in the plan indicating the responsible party(s) and actions required to maintain any and all fuel modifications.

Defensible Space

22. **Defensible space fuel modification.** This is an area where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing fire and to create an area for fire suppression operations to occur. Defensible space is required around all structures for any project. Defensible space can be accomplished by: 1) The removal of non-fire resistive vegetation and/or; 2)

The application of ornamental fire resistive ground covers or vegetation. Defensible Space requirements include:

- a. Defensible space shall be provided anywhere from 30' to 200' from of any building up to the property line, whichever is greater. Distance shall be measured along the grade from the perimeter or projection of the building. Distance may be determined by a number of factors that may include; slope, topography, fuel types, and exposure to the wild land.
 - b. Ornamental vegetative fuels or cultivated ground covers shall be permitted within the designated defensible space area provided that they do not provide for a means of readily transmitting fire from the growth to any structure.
 - c. Trees shall be permitted within the defensible space provided that the horizontal distance between the crowns of adjacent trees and the crowns of fuel is not less than 10'. Deadwood and litter shall be regularly removed from trees.
 - d. Tree crowns extending to within 10' of any structure shall be pruned to maintain a minimum horizontal clearance of 10'. Tree crowns within the defensible space shall be pruned to remove limbs located less than 6' above the ground surface.
 - e. Any portion of tree crowns which extend to within 10' of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10'.
23. Prior to issuance of building permits for any residential structure or building, the fire department shall review the proposed plans for compliance with applicable conditions and requirements for the project. Plans submitted are to indicate defensible space areas and what application will be used to create the defensible space.

The fire department shall issue approval through the City of Auburn permit process prior to any construction. The fire department shall conduct any such required inspections prior to issuance of final occupancy for any permitted project. In addition, within allowable code enforcement, the fire department will have the ability to inspect for compliance of such defensibility requirements and enforce mitigation measures to ensure compliance at any time.

Spark Arresters

24. Chimneys serving fireplaces or decorative heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester. Spark arresters constructed of woven or welded wire screening of 12 USA standard gauge wire shall have openings not exceeding ½ inch.

Fire Protection During Construction

25. Fire Department vehicular access to all structures under construction shall be provided at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.

26. The fire protection water supply system, including fire hydrants, shall be installed and in service prior to placing combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased construction is planned, coordinated installation of the fire protection water system is permitted.
27. Trash and debris shall be removed from the construction site as often as necessary to maintain a firesafe construction site.
28. Flammable or combustible liquids shall be stored, handled, or used on the construction site in accordance with the applicable provisions of NFPA 30 (Flammable and Combustible Liquids Code); NFPA 58 (Standard for the Storage and Handling of Liquefied Petroleum Gases); and NFPA 395 (Standard for the Storage of Flammable and Combustible Liquids on Farms and Isolated Construction Projects).
29. At least one portable fire extinguisher having a rating of at least 4-A, 30-BC shall be within a travel distance of 75 ft. or less to any point of a structure under construction. Personnel normally on the construction site shall be instructed in the use of the fire extinguishers provided.

TREE PERMIT (FILE # TP 08-4)

1. This tree permit is approved for a period of three (3) years from this date, **December 17, 2013**, and shall expire on **December 17, 2016**, unless an extension is requested by the applicant and approved by the Auburn Planning Commission pursuant to the Auburn Municipal Code.
2. The Community Development Director may authorize revisions to the tree permit (including tree removal) to account for adjustments to utilities, realignment of improvements, etc. All protected trees approved for removal shall be subject to the mitigation requirements of the Auburn Tree Ordinance.
3. The developer shall be responsible for removing all trees recommended for removal by the arborist.
4. Mitigation trees shall be provided with the intent to reflect the character of the site prior to development. Native trees are the preferred mitigation tree; however, site appropriate non-native trees are permitted as mitigation.
5. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or

threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Residential Construction Requirements

6. The developer shall work with the project arborist and staff during the preparation of the building plans to identify arborist recommended modifications to the plans that will provide or improve tree preservation.
7. The developer shall be required to provide mitigation for all protected trees (with a rating of "2" or greater) that will be removed or impacted as a result of the house plans for each lot. Mitigation may be provided through on-site replanting and/or the payment of in-lieu mitigation fees. The mitigation requirement shall be determined using the standards outlined in the Auburn Tree Ordinance.
8. The homebuilder shall be responsible for the planting of at least one fifteen (15) gallon tree on the residential lot (when physically possible). Mitigation trees shall be provided with the intent to reflect the character of the site prior to development. Native trees are the preferred mitigation tree; however, site appropriate non-native trees are permitted as mitigation.
9. Grading/improvement/building plans shall identify all protected trees six-inches (6") in diameter at breast height or larger. In addition, plans shall show the following information:
 - a. Location of each protected tree and limits of the critical root zone (CRZ). Each protected tree shall be identified using the tree number from the Arborist Report.
 - b. All areas disturbed by grading and/or construction (e.g. building foundations, decks, trenches).
 - c. Building elevations shall be provided for those buildings that encroach within the dripline of protected trees.
 - d. Retaining walls, aeration systems, or other information related to each protected tree.
 - e. A fencing plan illustrating the placement of protective tree fencing at the limits of the CRC.
 - f. Signs shall be provided on tree fencing identifying protected trees.
10. An Arborist Report shall be completed by a Certified Arborist and submitted with the grading/improvement plans and the building plans. The report shall include the following information:

- a. A tree site map;
- b. Tree numbers;
- c. Common and botanical name of the tree,
- d. Diameter at breast height (dbh) measurement;
- e. Largest dripline radius;
- f. Number of stems/trunks (including size);
- g. The diameter of the Critical Root Zone (largest dripline radius + 1');
- h. The condition rating (0 – 5) of each tree. Rating is subjective, with Condition = Health and Structure (per the national standard utilized by the Council of Tree & Landscape Appraisers and the International Society of Arboriculture (ISA)). On a numeric scale with 5 being the highest and to zero being the worst condition, utilize the following scale:

No problem□	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	0 or 1	dead &/or dangerous

A rating of “5” indicates no apparent problems found having done a root-collar inspection and/or climbing the tree to inspect the trunks and major limbs.

- i. A summary of the anticipated impacts to each tree and all recommended actions for preservation of each tree. This shall include the critical root zone, exclusionary fencing, watering details (during and after construction), chemical dumping and washing of construction tools, mulching, grade changes, excavating/trenching, pruning, signage, and best landscaping and arboricultural practices. The “recommended action” shall be prescribed to protect as many of the trees that are rated 3-5. Trees rated 0–2 shall also be tagged, plotted on the Tree Site Map, and noted in the Arborist Report, but shall not count as a tree to be saved and may be slated for removal.
11. The developer shall comply with the arborist’s recommended measures identified in the arborist report.
 12. In order to minimize damage to adjacent trees, work conducted to remove trees, when adjacent to other trees that will remain, shall be conducted by, or under the direct supervision of, a certified arborist.
 13. The project shall provide protective fencing around all protected trees consistent with the following requirements:
 - a. **Type of fencing.** A minimum four (4’) foot high chain link fence, plastic mesh fence, or substitute fence approved by the Director, shall be installed at the outermost edge of the critical root zone of each protected tree or group of protected trees. The developer may submit a request in writing to the Director to modify or

waive the fencing requirement. Said request shall include a letter detailing the nature of the request and any plans necessary to clearly illustrate proposed changes to fencing plans.

- b. **Fence installation.** Required fencing shall be installed in accordance with the approved fencing plan prior to the issuance of any grading or construction permits. The required fencing shall be inspected by the Department and/or the Engineering Division.
- c. **Signing.** A minimum of one sign shall be installed on the fence around each individual protected tree. Signs placed on fencing around a grove of Protected Trees shall be placed at approximately fifty foot (50') intervals. The size of each sign must be a minimum of eight and one half inches (8.5") by eleven inches (11") and must contain the following language:

DO NOT REMOVE SIGN OR FENCE
WITHOUT APPROVAL FROM THE
COMMUNITY DEVELOPMENT DEPARTMENT
CALL (530) 823-4211 FOR INFORMATION

- d. **Fence removal.** Once approval has been obtained, protective fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Community Development Department.
- 14. Planting live material under native oak trees is generally discouraged, and it will not be permitted within six (6) feet of the trunk of a native oak tree with a diameter at breast height (DBH) of eighteen (18) inches or less, or within ten (10) feet of the trunk of a native oak tree with a DBH of more than eighteen (18) inches. Only drought tolerant plants will be permitted within the Critical Root Zone of native oak trees.
 - 15. Prior to the removal of any trees, an on-site pre-construction meeting shall be held with the general contractor and representatives from the City to discuss development activities and tree preservation requirements.
 - 16. A surety shall be posted and maintained to insure the preservation of all protected trees during construction. The amount of the surety shall be equal to \$100 per inch of protected tree preserved on a project site, to a maximum of \$10,000. The deposit shall be posted in a form approved by the Director and the Finance Department prior to any grading or movement of heavy equipment onto the site or issuance of any permits. Each violation of any condition of approval relating to tree preservation shall result in forfeiture of a portion or the entirety of the deposit, at the discretion of the Planning Commission.
 - 17. Prior to the issuance of an occupancy permit, the project arborist shall provide a letter to the Community Development Department certifying that the developer has complied with all of the tree preservation measures required by the conditions of this project.

Section 6. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner _____ and seconded by Commissioner _____, hereby adopts the Buckingham-Houston Tentative Parcel Map, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED this 17th day of December, 2013.

Chairman, Planning Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

EXHIBIT B
TREE RESOURCES ASSESSMENT
FOR THE
±0.5-ACRE HOUSTON/BUCKINGHAM STUDY
AREA
CITY OF AUBURN, PLACER COUNTY, CALIFORNIA



Prepared For:
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Prepared by:

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NOVEMBER 11, 2008

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TREE RESOURCES ASSESSMENT FOR THE ±0.5-ACRE HOUSTON/BUCKINGHAM STUDY AREA

INTRODUCTION

North Fork Associates conducted a tree resources assessment for the ±0.5-acre Houston/Buckingham study area located in the City of Auburn, Placer County, California. The study area is located on Riverview Drive in a subdivision east of Auburn Folsom Road. It is located in Section 15 of Township 12 North and Range 8 East on the 7.5 minute Auburn, United States Geological Survey quadrangle (Figure 1). The latitude and longitude for the approximate center of the study area are 38°53'2" North and 121°4'15" West.

The study area is located at an approximate elevation of 1,420 feet. The study area is an undeveloped residential lot surrounded by a residential subdivision (Figure 2). It consists of a foothill woodland habitat with scattered rock outcroppings.

REGULATORY FRAMEWORK

The City of Auburn's Tree Preservation Ordinance (Chapter 161) of the Auburn Municipal Code defines a tree as a woody perennial with at least one trunk that is a minimum of six inches in diameter at breast height (DBH), or with trunks that have an aggregate diameter at breast height of at least twenty (20) inches. Protected species include California buckeye (*Aesculus californica*), Douglas fir (*Pseudotsuga menziesii*), incense cedar (*Calocedrus decurrens*), madrone (*Arbutus menziesii*), ponderosa pine (*Pinus ponderosa*), western redbud (*Cercis occidentalis*), and any native oak (*Quercus* spp.).

METHODS

Field Assessment

The field survey was conducted on September 17 and 18, 2007 by North Fork Associates arborist Melissa Hostler (International Society of Arboriculture (ISA) Certified Arborist #WE-508A) with support from Patrick Britton (ISA Certified Arborist #WE-7449A). All protected trees with at least one trunk that has a dbh of 6 inches or greater or an aggregate with a dbh of 20 inches or greater were located, tagged, measured and evaluated.

We completed a data form for each regulated tree, noting the following information:

- tag number
- species
- diameter(s) at breast height (4.5 feet above root crown)
- dripline radius (feet)
- health and vigor (poor, fair, or good)

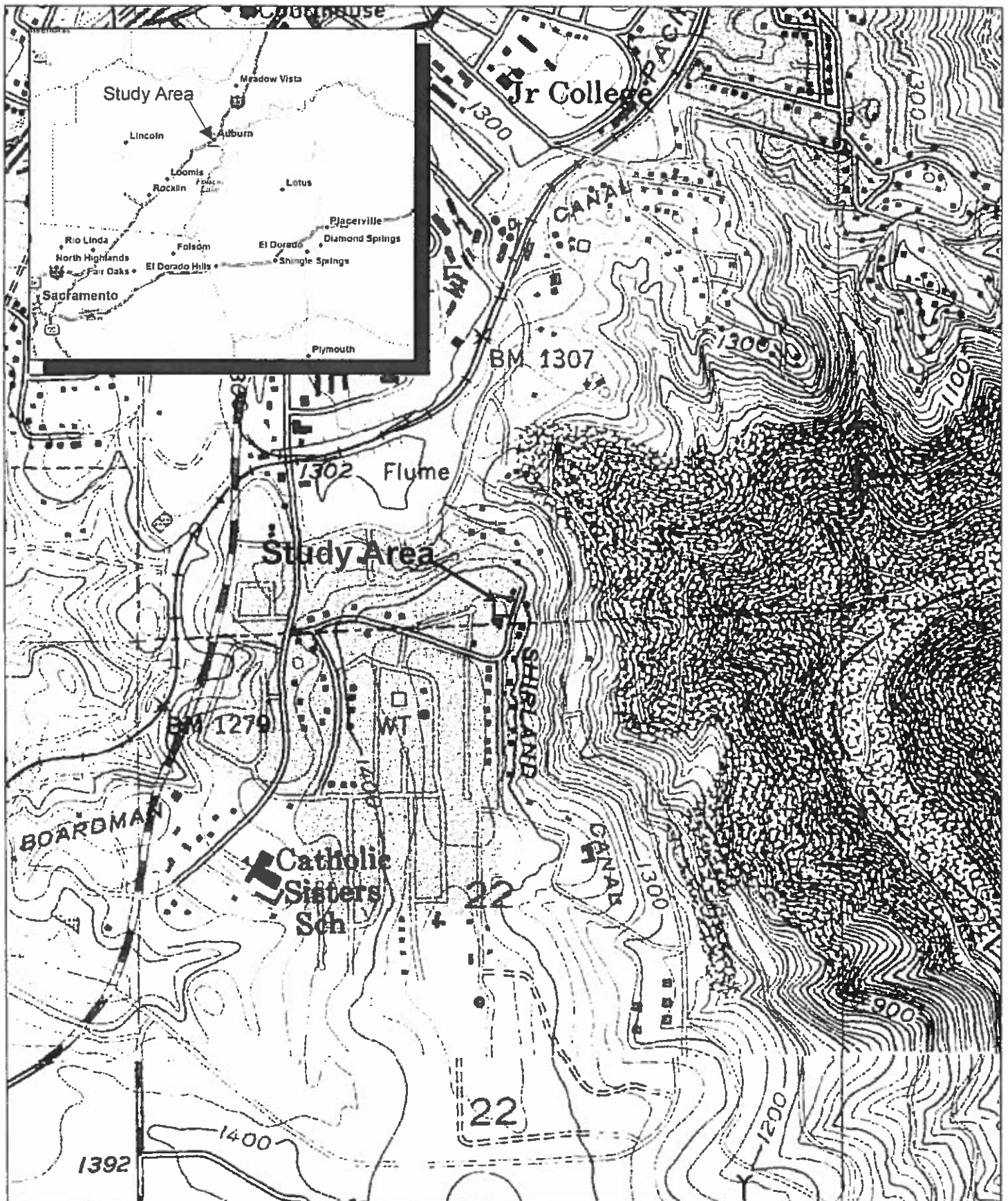
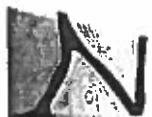


Figure 1

SITE & VICINITY MAP

Houston/Buckingham

City of Auburn, Placer County, California

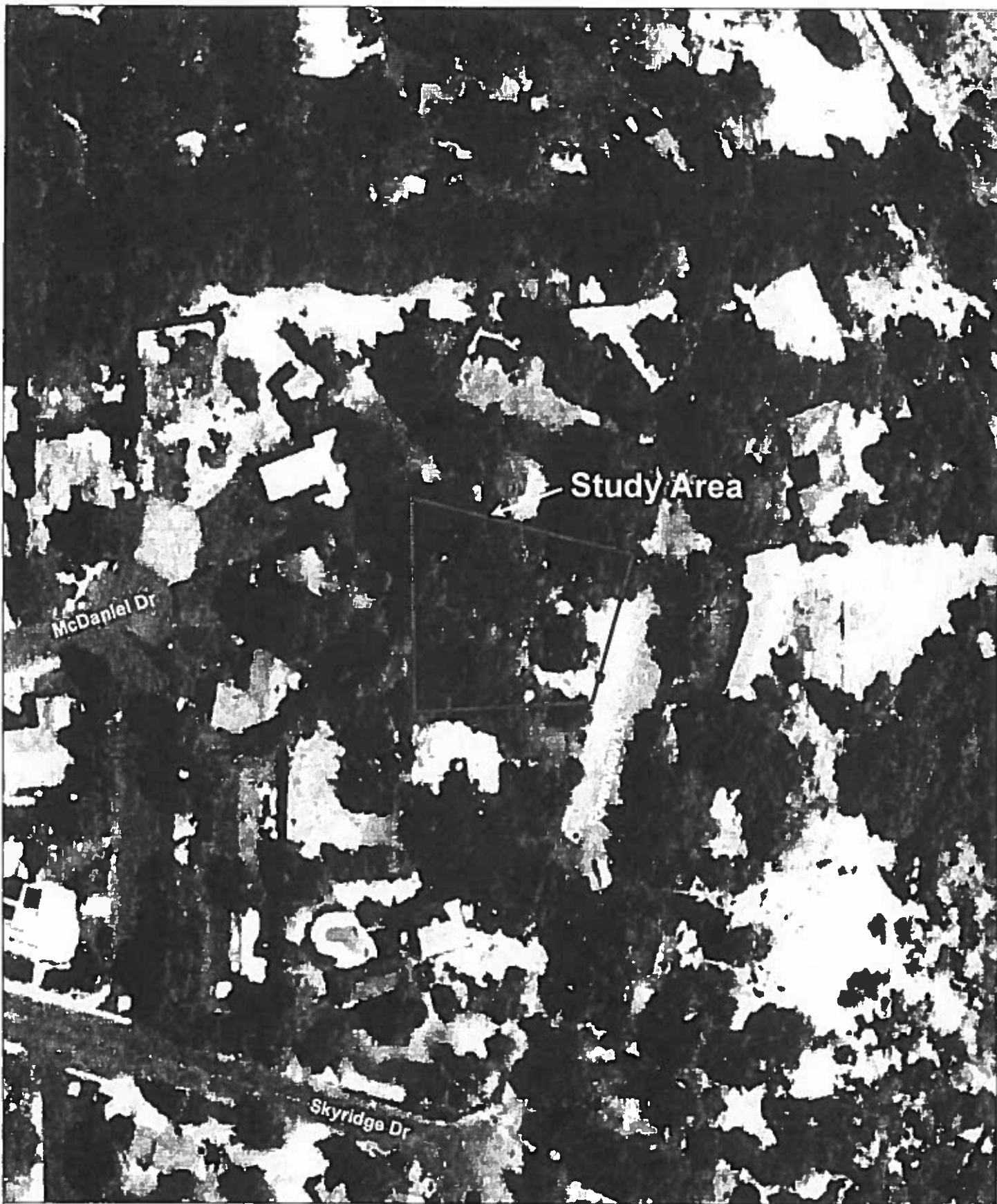


north
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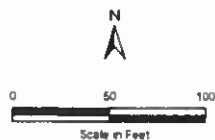


0 500 1000
Scale in Feet

NOTES
Base map Auburn, CA USGS
7.5 minute topographic quadrangle
Section 15
Township 12N
Range 08E



North



Aerial Photo Date August 2005

Figure 2

AERIAL PHOTO MAP
Houston/Buckingham
City of Auburn, Placer County, California

- structure (poor, fair, or good)
- ISA overall rating (1-5)

In addition, notes regarding location and general observations were also recorded. These data were summarized into a spreadsheet and are presented as Appendix A. Photographs of the study area and trees are included with this report (Figure 3).

Data

Geil Engineering Inc. provided a tree location map in AutoCAD format which was overlaid with a 2005 aerial photo (Appendix B). Tree assessment information was entered into a Microsoft Excel spreadsheet for summary and statistical purposes.

RESULTS

Vegetation

Foothill Woodland.

Foothill woodland habitat covers most of the study area. The overstory of this habitat is dominated mostly by blue oak (*Quercus douglasii*) intermixed with a few interior live oak (*Quercus wislizenii*) and foothill pine (*Pinus sabiniana*). The understory consists of woody and herbaceous species. The woody species consist of young shrub-like interior live oak (*Quercus wislizenii*) and toyon (*Heteromeles arbutifolia*). The herbaceous understory in the study area was recently cut. Herbaceous species include field hedge-parsley (*Torilis arvensis*), ripgut grass (*Bromus diandrus*), hedgehog dogtail (*Cynosurus echinatus*), slender wild oat (*Avena barbata*), and foxtail barley (*Hordeum murinum*).

Tree Data

Thirty eight protected trees were located, measured, and evaluated. Tree species assessed include blue oak (81%), interior live oak (16%), and canyon live oak (3%). Trees on site which were not evaluated include any tree with a trunk less than six inches dbh, trees that have aggregate trunks of less than 20 inches dbh, non-native trees, dead trees, and native non-protected trees such as foothill pine (*Pinus sabiniana*). Table 1 summarizes the data set.

Table 1.
Tree Assessment Data Summary

Species	Number	Diameter at Breast Height Avg (single and multi-trunk)(inches)	Dripline Radius Avg (feet)
<i>Quercus chrysolepis</i>	1	40.2	25
<i>Quercus douglasii</i>	31	14.4	17
<i>Quercus wislizenii</i>	6	32.8	21
Total	38	87.4	63



3a. At the southwestern boundary looking west through the foothill woodland habitat.

3b. Looking northeast toward the northeastern boundary of the study area.



3c. Herbaceous understory along the eastern boundary.



Photo Date September 17, 2007

Figure 3

SITE PHOTOS

Houston/Buckingham Property
City of Auburn, Placer County, California

Twenty six (68%) are single-trunked and twelve (32%) have multiple trunks. Of the multi-trunked trees, 7 are blue oak, 4 are interior live oak, and 1 is a canyon live oak. Single trunk diameters range from 6.0 to 21.8 inches, with an average of 12.0 inches. Multi-trunked aggregate tree diameters range from 13.0 to 68.0 inches, with an average of 30.9 inches. The largest single trunk of the multi-trunked trees is 30.4 inches in diameter. Of single trunk trees, dripline radii range between 9 and 24 feet, with an average of 17 feet. Of multi-trunk trees, dripline radii range between 12 and 25 feet, with an average of 20 feet.

Health, Vigor, and Structure

The majority of the trees (66%) were assessed to be in fair health and have fair structure. In regards to health and vigor, three (8%) were rated as poor, eight (21%) were rated as fair to poor, and twenty seven (71%) were rated as fair. In regards to structure, two (5%) were rated as poor, nine (24%) were rated as fair to poor, and twenty seven (71%) were rated as fair.

Impact Analysis and Mitigation Requirements

Since no trees are being impacted by this Lot Split there is no reason to provide an Impact Analysis or any Mitigation Requirements. The General requirements of any future work impacting the trees are annotated in the Preservations Measures below.

PRESERVATION MEASURES

Prior to construction, appropriate fencing (refer to City of Auburn's Tree Preservation Ordinance) shall be installed at the outermost edge of the critical root zone of each retained protected tree or group of protected trees prior to commencing construction activities. A minimum of one sign shall be installed on the fence around the retained protected trees with inscription as required by the City of Auburn. Fencing shall remain installed throughout the entire construction period and shall not be removed without obtaining written authorization from the City of Auburn.

Care should be taken during all work adjacent to remaining trees to avoid unnecessary damage to the trees. For retained trees where construction activities will occur within the critical root zone, the dripline area of disturbed trees should be aerated when construction is completed.

The developer is responsible for informing all subcontractors and individuals who will be performing work of the following preservation measures and the City of Auburn's standard policies and procedures for approved work provided under the Tree Preservation Ordinance.

Once work is complete, final certification of tree work by a certified arborist or a registered professional forester is required by the City of Auburn prior to issuing an occupancy permit.

Fill Material

Utilization of gravel and fill material for the road base that does not contain chemicals or other significant pH altering properties which could cause considerable stress and/or mortality to adjacent trees is recommended. Additionally no storage of building materials, equipment or hazardous chemicals should be allowed within the dripline of any regulated tree being retained. Areas within the driplines of retained trees should not contain waste piles or storage areas (i.e., designated concrete wash out bins and material storage areas are recommended).

Mulching

Mulching within the driplines of retained trees within the impact areas with chipped materials from the removed trees is recommended (cedar or redwood mulch should not be used). A 4-6 inch layer should be added to within the dripline of high quality trees from near the trunk base (6-12 inches from the trunk) to near the edge of the dripline. All trees with impacts within the driplines should receive priority if materials become limited.

General Preservation and Guidelines and Pruning and Fertilization Standards

General preservation measures for all protected trees outside the improvement areas should follow the current City of Auburn Tree Preservation Ordinance for standard policies and procedures for approved work. These guidelines have specific directions for grading, protective fencing, root cutting, retaining walls, irrigation, planting, trenching, and other activities and requirements. Additionally all pruning and fertilization measures should follow the ANSI (A300) best management practices and be performed by or under the direction of a certified arborist.

CONCLUSION

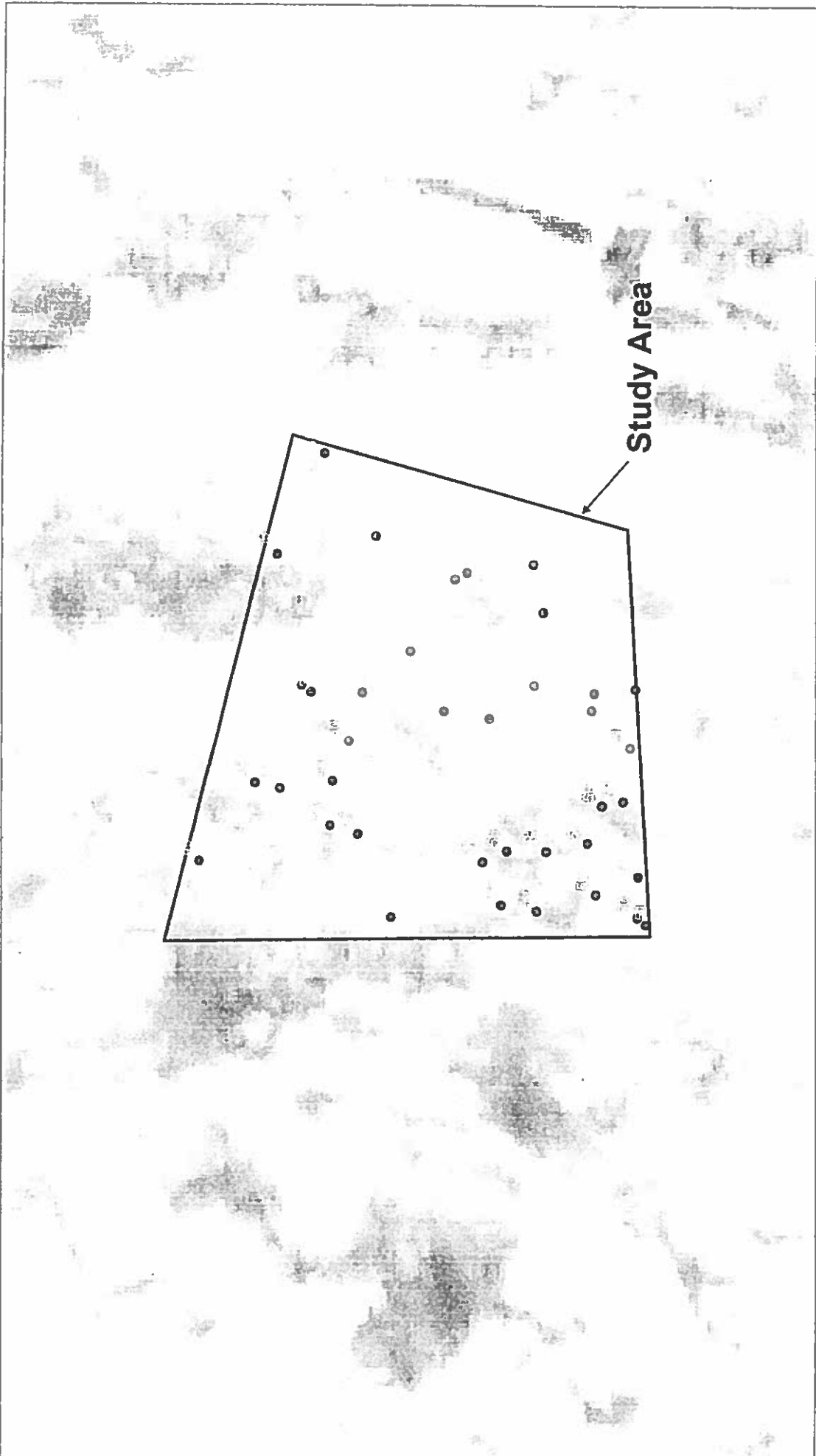
North Fork Associates conducted a tree resources assessment on the ±0.5-acre Houston/Buckingham study area, located in the City of Auburn, Placer County, California. Thirty eight protected trees were located, tagged, measured, and evaluated. Trees assessed include native oak trees and other native trees considered regulated by the City of Auburn with a diameter at breast height (dbh) of at least 6 inches or trees with aggregate trunks of at least 20 dbh. Tree species assessed include blue oak (81%), interior live oak (16%), and canyon live oak (3%). The majority of the trees were assessed to be in fair health and have fair structure.

Appendix A
Native Trees Assessed on the Houston/Buckingham Study Area: September 17 and 18,
2007

Tag #	Common Name	Species	Trunk Diameters at Breast Height (dbh) (Inches)										Total Inches	Drip-line (feet)	Critical Root Zone	Structure	Health	ISA Overall Rating	Notes				
30	Blue Oak	Quercus douglasii	10.6	8.8									19.4	15	16.0	Fair	Fair	3	Flagged #235; Codominant stems				
31	Blue Oak	Quercus douglasii	10.0										10.0	12	13.0	Fair	Fair	4	Flagged #236				
32	Blue Oak	Quercus douglasii	12.0										12.0	17	18.0	Fair	Fair	3	Flagged #234; lots of watersprouts on trunk, leaning				
33	Blue Oak	Quercus douglasii	9.8										9.8	11	12.0	Fair	Fair	3	Flagged #233; lower branches dead, leaf dieback (leaves on the tips), leaning 20%				
34	Blue Oak	Quercus douglasii	12.7										12.7	19	20.0	Fair	Fair	4	Flagged #232				
35	Blue Oak	Quercus douglasii	12.4	8.6									21.0	21	22.0	Fair	Fair	3	Flagged #225; Codominant stems, branches through power lines				
36	Blue Oak	Quercus douglasii	19.5	15	8.5								43.0	20	21.0	Fair	Fair	3	Flagged #243				
37	Blue Oak	Quercus douglasii	11.6										11.6	21	22.0	Fair	Fair	3	Flagged #251, leaning 30-40%				
38	Blue Oak	Quercus douglasii	12.6	11.0									23.6	23	24.0	Fair	Fair	3	Flagged #230; Codominant stems				
39	Interior Live Oak	Quercus wislizenii	7.9	9.3	6.5	3.2	6.8	5.4					39.1	18	19.0	Fair to Poor	Fair to Poor	3	Flagged #242; gap between the stem bases, crowded under blue oaks				
40	Interior Live Oak	Quercus wislizenii	4.0	2.5	5.0	10.5	6.3	8.9	3.8	4.0	5.8	2.3	5.6	3.5	3.1	2.8	68.0	25	26.0	Fair to Poor	Fair to Poor	2	Flagged #239; Stem base hollowed out, growing under blue oaks, (4.8, 3.8, 4.0 substantial lean)
41	Interior Live Oak	Quercus wislizenii	4.3	5.5	8.0	7.0							24.8	19	20.0	Poor	Poor	2	New; most branches look dead but some leaf growth at end, 7 is most alive				
42	Interior Live Oak	Quercus wislizenii	14.6										14.6	21	22.0	Fair	Fair	3	Flagged #258				
43	Blue Oak	Quercus douglasii	13.8										13.8	19	20.0	Fair	Fair	3	Flagged #257; Sparse foliage, one large dead branch				
44	Blue Oak	Quercus douglasii	15.0										15.0	21	22.0	Fair to Poor	Fair to Poor	2	Flagged #254; leaning 30-40%, lots of dead branches				
45	Blue Oak	Quercus douglasii	19.8										19.8	24	25.0	Fair	Fair	3	Flagged #255				
46	Blue Oak	Quercus douglasii	16.9										16.9	22	23.0	Fair	Fair	3	Flagged #256				
47	Blue Oak	Quercus douglasii	21.8										21.8	18	19.0	Fair to Poor	Poor	2	Flagged #269; Included bark, trunk splits into 2 codominant stems above dbh, lots of lower branches dead				
48	Blue Oak	Quercus douglasii	11.5	9									20.5	22	23.0	Fair	Fair	3	Flagged #268; mistletoe				
49	Blue Oak	Quercus douglasii	10.1										10.1	16	17.0	Fair to Poor	Fair	3	Flagged #267; sparse foliage				
50	Blue Oak	Quercus douglasii	9.1										9.1	18	19.0	Fair to Poor	Fair to Poor	3	Flagged #264; some watersprouts on trunk, asymmetrical canopy				
51	Blue Oak	Quercus douglasii	8.3										8.3	15	16.0	Poor	Poor	1	Flagged #265; leaning, asymmetrical canopy, dead branch, watersprouts				
52	Interior Live Oak	Quercus wislizenii	15.7										15.7	18	19.0	Fair to Poor	Fair	3	Flagged #266; 45' lean				
53	Blue Oak	Quercus douglasii	9.1										9.1	20	21.0	Fair	Fair	3	Flagged #263				
54	Blue Oak	Quercus douglasii	9.6										9.6	13	14.0	Fair	Fair	3	Flagged #262; dead snag coming out of the base of the trunk				
55	Blue Oak	Quercus douglasii	10.9										10.9	14	15.0	Fair to Poor	Fair to Poor	3	Flagged #261; leaves are turning already, tall thin trunk, sparse foliage at the top				
56	Blue Oak	Quercus douglasii	8.1	7.8	7.8								23.7	22	23.0	Fair	Fair	3	Flagged #260; leaves are turning already				
57	Blue Oak	Quercus douglasii	9.4										9.4	14	15.0	Fair	Fair	3	Flagged #259; tall thin trunk, sparse foliage at the top				
58	Interior Live Oak	Quercus wislizenii	12.9	9.1	12.5								34.5	22	23.0	Fair	Fair	3	Flagged #246 & 247; leaning; 9.1 has been pruned				
59	Canyon Live Oak	Quercus chrysolepis	9.8	30.4									40.2	25	26.0	Fair	Fair to Poor	3	Flagged #248; Ivy growing up trunk, base is loosening bark, trunk splits into codominant stems above dbh				
60	Blue Oak	Quercus douglasii	13.0										13.0	15	16.0	Fair	Fair	3	Flagged #238; old injury on trunk				
61	Blue Oak	Quercus douglasii	8.8										8.8	17	18.0	Fair	Fair	3	Flagged #245; Old vines (dead) wrapped around trunk but partially removed				
63	Blue Oak	Quercus douglasii	6.0										6.0	15	16.0	Fair to Poor	Fair to Poor	3	New; leaning, watersprouts				
64	Blue Oak	Quercus douglasii	12.1										12.1	16	17.0	Fair	Fair	3	Flagged #237				
65	Blue Oak	Quercus douglasii	7.8										7.8	9	10.0	Fair	Fair	3	Flagged #240				

Appendix A: Trees Assessed at the Buckingham Study Area, September 17 and 18, 2007

Tag #	Common Name	Species	Trunk Diameters at Breast Height (dbh) (inches)										Total Inches	Drip-line (feet)	Critical Root Zone	Structure	Health	ISA Overall Rating	Notes
116	Blue Oak	<i>Quercus douglasii</i>	13.9										13.9	14	15.0	Fair	Fair	3	Flagged #241, co-dominant stem above dbh
117	Blue Oak	<i>Quercus douglasii</i>	10.7										10.7	20	21.0	Fair	Fair	3	Flagged #244
118	Blue Oak	<i>Quercus douglasii</i>	5.6	7.4									13.0	12	13.0	Fair	Fair to Poor	3	Flagged #239, leaf dieback on 5.6 branch



Study Area

	<p>PREPARED FOR</p> <p>Lee Buckingham 13420 Lincoln Drive Auburn, CA 95603 (530) 878-2489</p>	<p>NOTES</p> <p>1. Aerial photograph date August 2005</p> <p>DRAWN BY: D. Grier</p> <p>DATE OF FIELDWORK: September 17-18, 2007</p>	<p>Figure B</p> <p>TREE LOCATION MAP Houston/Buckingham City of Auburn, Placer County, CA</p>
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Study Area (±0.5 acres)
Tree Location

